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96753045

RECORDATION REQUESTED BY:

First Bank of Oak Park
11 Madison Street
Oak Park, IL 60302

WHEN RECORDED MAIL TO:

First Bank of Oak Park
11 Madison Street
Oak Park, IL 60302

SEND TAX NOTICES TO:

First Bank of Oak Park
11 Madison Street
Oak Park, IL 60302

DEPT-01 RECORDING \$25.50
T#0011 TRAN 3478 10/03/96 09:20:00
#1160 # KP *-96-753045
COOK COUNTY RECORDER

FOR RECORDER'S USE ONLY

This Modification of Mortgage prepared by: **REI TITLE SERVICES # RM-76**
First Bank of Oak Park
11 Madison Street
Oak Park, IL 60302

25.50
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MODIFICATION OF MORTGAGE

THIS MODIFICATION OF MORTGAGE IS DATED SEPTEMBER 26, 1996, BETWEEN Union Star Missionary Baptist Church (referred to below as "Grantor"), whose address is 3915 W. Chicago Avenue, Chicago, IL 60651; and First Bank of Oak Park (referred to below as "Lender"), whose address is 11 Madison Street, Oak Park, IL 60302.

MORTGAGE. Grantor and Lender have entered into a mortgage dated January 27, 1989 (the "Mortgage") recorded in Cook County, State of Illinois as follows:

recorded January 31, 1989 as Document #89-048279

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property (the "Real Property") located in Cook County, State of Illinois:

Lots 7 and 8 in Divens Subdivision of block 3 in hardinge Subdivision of the West 1/2 of the Northwest 1/4 of Section 11, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

The Real Property or its address is commonly known as 3915 W. Chicago Avenue, Chicago, IL 60651. The Real Property tax identification number is 16-11-101-004-0000 and 16-11-101-005-0000.

MODIFICATION. Grantor and Lender hereby modify the Mortgage as follows:

Increase principal balance from \$6,314.99 to \$31,314.99; extend maturity date from March 1, 1999 to October 1, 2001; fix interest rate at 10.0%.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

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MODIFICATION OF MORTGAGE (Continued)

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EACH GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE, AND EACH GRANTOR AGREES TO ITS TERMS.

GRANTOR:

Union Star Missionary Baptist Church

By: Freddie Brooks
Freddie Brooks, Pastor

By: Ella Lowe Brooks
Ella Lowe Brooks, Secretary

LENDER:

First Bank of Oak Park

By: Thomas A. Perinton
Authorized Officer

CORPORATE ACKNOWLEDGMENT

STATE OF Illinois

) ss

COUNTY OF Cook

On this 27th day of September, 1996, before me, the undersigned Notary Public, personally appeared Freddie Brooks, Pastor; and Ella Lowe Brooks, Secretary of Union Star Missionary Baptist Church, and known to me to be authorized agents of the corporation that executed the Modification of Mortgage and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Kimberly Ann Borkus Residing at 11 W. Madison, Oak Park

Notary Public in and for the State of Illinois

My commission expires 10/23/98



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MODIFICATION OF MORTGAGE (Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Illinois)

) ss

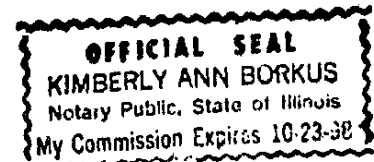
COUNTY OF Cook)

On this 27th day of September, 1996, before me, the undersigned Notary Public, personally appeared Thomas A. Pinkston and known to me to be the Commercial Loan Officer, authorized agent for the Lender that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said Lender, duly authorized by the Lender through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and that the seal affixed is the corporate seal of said Lender.

By Kimberly Ann Borkus Residing at 1162 Madison, Oak Park

Notary Public in and for the State of Illinois

My commission expires 10/23/98



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[IL-G201 E3.21 F3.21 P3.21 UNIONSTR.LN]

Cook County Clerk's Office

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